

CITY OF ISSAQUAH

MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of Proposal: Subdivide a 94,653 Square foot lot into 3 single family residential lots: Lot 1 – 37,682 SF, Lot 2 – 25,150 SF and Lot 3 – 31,821 SF. There is an off-site steep slope located along the southern and on-site steep slope along the western portion of the lot. The applicants have provided supporting geo-technical information to reduce the steep slope buffer to a minimum of 10-feet from the property line. The steep slope buffer area will be placed in a Native Growth Protection Easement. The residential lots would be accessed from 227th AVE SE.

Applicant/Owner: Tony Tkach
26027 166th PI SE
Covington, WA. 98042

Permit Number: SP17-00004 – Tkach Short Plat

Location of Proposal: XXXX 227th Ave SE. The project site address is located at the south end of 227th Ave SE, which comes off SE 48th St approximately .5 miles west of Issaquah-Pine Lake Road.

Lead Agency: City of Issaquah

Determination: The lead agency has determined this proposal would not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Comment/Appeal Period: This Mitigated Determination of Nonsignificance is issued under WAC 197-11-340(2) and 197-11-680(3)(a)vii, and is based on the proposal being conditioned as indicated below. There is a 21-day combined comment/appeal period for this determination, between **September 29, 2017 to October 20, 2017**. Anyone wishing to comment may submit written comments to the Responsible Official. The Responsible Official will reconsider the determination based on timely comments. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Issaquah Permit Center. Appellants should prepare specific factual objections. Copies of the environmental determination and other project application materials are available from the Issaquah Development Services Department, 1775 12th Avenue NW.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

Notes:

- 1) This threshold determination is based on review of a Short Plat Plan received April 10, 2017; Environmental Checklist received April 10, 2017; Geologic Assessment (Terry Swanson) received July 24, 2014; and other documents in the file.
- 2) Issuance of this threshold determination does not constitute approval of the preliminary plat. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities, including the Land Use Code, Critical Area Regulations, Building Codes, Clearing and Grading Ordinance, and Surface Water Design Manual.

Findings:

1. Steep slopes - The site includes 10,908 square feet of steep slope critical areas (slopes greater than 40%), located along the southern and western portion of the parcel. A Geologic Assessment (Terry Swanson, received July 24, 2014) was prepared to evaluate geologic conditions and the report recommended a reduction in the steep slope buffer from 50 feet to a range of 25 to 10 feet, plus a 15-foot building setback. The report concluded the proposed setback provides an adequate margin of safety to ensure that minor colluvial landslides would not pose any significant threat to long-term stability. The topography shall be verified and the buffer from the top of the 40% steep slope line shall be a minimum of 25 feet. Where the reduced buffer does not extend onto the property, a minimum 10-foot buffer shall be established at the property line. The steep slope and steep slope buffer area shall be protected by recording a Native Growth Protection Easement (NGPE).
2. The applicant shall submit a geotechnical report evaluating specific building plans and grading plans prior to the issuance of construction and building permits. The geotechnical report shall follow City of Issaquah Development Services "Soils Report Requirements." A third-party independent review of the geotechnical report may be required at the applicant's expense.
3. Public Services - The proposal would have a potential impact on public services, including police, general government, and bicycle and pedestrian facilities. IMC Chapter 18.18, Methods to Mitigate Development Impacts, provides alternatives to mitigate for direct impacts of proposed development. The City may approve a voluntary payment in lieu of other mitigation. Rate studies for mitigation fees are included in IMC 18.10.260 as the City's SEPA policy base. The rate studies present the methodology and formulas for determining the amount of the mitigation fee commensurate with the proposed land use and project impacts. The mitigation fee is paid at the time of building permit issuance and the actual fee amount is determined at that time. Applicant objections to the voluntary payment should be made during the SEPA comment period.

Mitigation Measures: The Mitigated Determination of Nonsignificance is based on the checklist received April 10, 2017 and supplemental information in the application. The following SEPA mitigation measures shall be deemed conditions of the approval of the licensing decision pursuant to Chapter 18.10 of the Issaquah Land Use Code. All conditions are based on policies adopted by reference in the Land Use Code.

1. The buffer from the top of the 40% steep slope line shall be a minimum of 25 feet. Where the reduced 25-foot buffer doesn't extend onto the parcel, a minimum 10-foot buffer shall be established from the property line. The steep slope and steep slope buffer area shall be protected by recording a Native Growth Protection Easement (NGPE).
2. The applicant shall submit a geotechnical report evaluating specific building plans and grading plans prior to the issuance of construction and building permits. The geotechnical report shall follow City of Issaquah Development Services "Soils Report Requirements." A third-party independent review of the geotechnical report may be required at the applicant's expense.
3. The applicant should mitigate for potential impacts on public services with a voluntary contribution for the General Government Buildings, Police Mitigation Fees, and bicycle and pedestrian facilities. Applicant objections to the voluntary payment should be made during the SEPA comment period. The mitigation fee is to be paid prior to issuance of building permits and the actual fee amount is determined at that time.

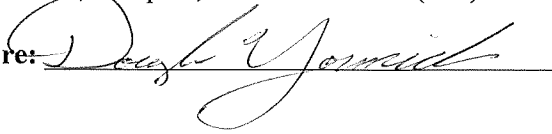
Responsible SEPA Official: Doug Yormick

Position/Title: Assistant Planner

Address/Phone: P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3094

Date: 9/29/2017

Signature:

A handwritten signature in cursive script, appearing to read "Doug Yormick", written over a horizontal line.

cc: Washington State Department of Ecology
Muckleshoot Indian Tribe
U.S. Army Corps of Engineers
Washington State Department of Fish and Wildlife
Issaquah Development Services Department
Issaquah Parks and Public Works Engineering Departments